

PETITION OF APPEAL FROM DECISION OF  
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD  
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY JB

AMOUNT OF FEE \$1074.84

RECEIPT # \_\_\_\_\_

DATE HEARD: 1/12/05

BY CZAB # 14605

**RECEIVED**  
204129  
JAN 31 2005

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY JB  
DATE RECEIVED STAMP \_\_\_\_\_

\*\*\*\*\*  
This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal"  
and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must  
be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 04-129

Filed in the name of (Applicant) Dean Colson & Henry Quintana

Name of Appellant, if other than applicant \_\_\_\_\_

Address/Location of APPELLANT'S property: South of 288 Street and West  
of 187 Avenue.

Application, or part of Application being Appealed (Explanation): 04-129

Appellant (name): Dean Colson & Henry Quintana

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with  
reference to the above subject matter, and in accordance with the provisions contained in  
Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board  
of County Commissioners for review of said decision. The grounds and reasons supporting the  
reversal of the ruling of the Community Zoning Appeals Board are as follows:  
(State in brief and concise language)

No evidence, testimony or facts to support the decision.

Denial of the application was arbitrary.

APPELLANT MUST SIGN THIS PAGE

Date: 27 day of January, year: 2005

Signed

Jeffrey M. Flanagan, Esq.

Print Name

999 Ponce de Leon Blvd., Suite 1000

Mailing Address

Coral Gables, FL 33134

305-444-1500

Phone

305-443-8617

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the 27 day of January, year 2005

Jessica Espinosa  
Notary Public



Jessica Espinosa  
Commission # DD273053  
Expires: Dec. 7, 2007  
Aaron Notary  
1-800-350-5161

(stamp/seal)

Commission expires:

**APPELLANT'S AFFIDAVIT OF STANDING**  
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Jeffrey M. Flanagan, Esq. (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☒ 1. Participation at the hearing  
☒ 2. Original Applicant  
☐ 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

**Witnesses:**

Jenica Espinosa  
Signature

Jessica Espinosa  
Print Name

[Signature]  
Signature

Davin Diaz  
Print Name

[Signature]  
Appellant's signature

Jeffrey M. Flanagan

Print Name

Sworn to and subscribed before me on the 27 day of JANUARY, year 2005

Appellant is personally know to me or has produced \_\_\_\_\_ as identification.

Jenica Espinosa  
Notary  
(Stamp/Seal)

Commission Expires:



**Jessica Espinosa**  
Commission # DD273053  
Expires: Dec. 7, 2007  
Aaron Notary  
1-800-350-5161

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: MFS of South Florida, LLC

NAME, ADDRESS AND OFFICE (if applicable)

### Percentage of Interest

Mark F. Shakespeare

50%

David B. Grayson

50%

Date of contract: 2/22/04

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Signature] (Applicant) ATIF

Sworn to and subscribed before me this 27 day of January, 2005. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

Janica Prosi  
(Notary Public)

My commission expires: \_\_\_\_\_



**Jessica Espinoza**  
Commission # DD27303  
Expires: Dec. 7, 2007  
Aaron Notary  
1-800-350-5161

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.